

**Design Build Plus 03
Request For Proposal
Questions and Answers**

Line Item	Solicitation	Section	Industry Comment	Government Reply
1	F&O	Foundation Analysis, Para 6.2.1	Foundation Analysis, Para 6.2.1 states "All exterior footings.....should be founded a minimum of 91cm (3.0 feet) below final exterior grade to provide adequate frost protection. Normal practice in Denver is 4 feet to the bottom of the footing. Is the 91cm (3.0 feet) measured from the bottom of the footing?	The 91 cm (3.0 feet) requirement as stated in the Foundation Analysis shall remain. This shall be measured from the bottom of the footing to the grade level.
2	F&O	Sect L, Para 3.1.1.1.2.	<p>RFP, Volume II Paragraph 3.1.1.1.2 requires to "Indicate the number of design-build housing projects with minimum 100 units that were construction complete within the last three (3) years (from the date of RFP)".</p> <p>If we have more than 10 projects (5 projects requiring detailed narrative and the additional 5 demonstrating the existence of 10 design build housing projects) in our 3 year history, is the requirement to simply state the number of projects over the 10 we required to describe or the RFP requires a tabulated list (Name, Location, Scope, etc) of all housing projects delivered within the past three years to be submitted as part of the response.</p> <p>If a list is required, can the list be only of representative projects since our team performed over 500 design build housing projects within the past 3 years. How many of the projects listed (outside of the five narrated projects) have to be part of the past performance submittal?</p>	<p>Question #1. IAW 3.1.1.1.2, you may submit as many representative housing projects as you wish, in a tabulated format, over the 5 minimum. Please be aware that more recent and relevant projects are desired. Please be aware of the Volume II 70-page limit. Question #2. Please refer to Section L, Para 4.2 for the total number of past performance efforts that must be submitted for each Team and its members. It is up to each offeror to determine which projects to include provided they do not exceed the maximum number of submittals based on their team role.</p>

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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3			I am a bit confused about the above-referenced offering. Is this a multiple award, with some number of contracts set aside for 8(a)s? If so, how many are set aside? Also, does the \$50 million excess bonding capacity requirement apply to 8(a)s? To elaborate on the questions outlined below, if an 8(a) prime teams up with a large firm to bid this project, can the \$50 million excess bonding capacity derive from the team as a whole	There are two solicitations; F41624-03-R-8006 for Full & Open competition and F41624-03-R-8034 for 8(a) Set-Aside competition. The 8(a) Set-Aside program ceiling is \$400 million and the excess bonding requirement is \$50 million. The Government anticipates 4 or more awards for the 8(a) Set-Aside solicitation and 8 or more for the Full and Open solicitation. The contractual relationship is with the prime, it is unlikely that a co-bonding situation could exist, unless the offeror is referring to a JV type relationship, in which case, this would not be an issue, since a JV is standalone entity. We would need to see the bond in order to evaluate.
4		Sect L, Para 3.1.1.1.2.	This is additional clarification of our Question 100. Many military family housing projects are phased or separated into distinctly different parcels but are built under one contract number. Can each phase be considered as a unique single family housing project in order to respond to the requirements of Sub-factor 1.1 if each phase meets the requirements of L-3.1.1.1.2? The project was awarded as a single contract for the renovation of nearly 2000 existing housing units and the construction of over 800 single family units in seven neighborhoods. The project was planned and constructed in phases based on the neighborhood development plans with a variety of building prototypes and finishes for each location based on the pay grade of the occupant. Site work was completed sequentially, ie, Neighborhood 1, followed by Neighborhood 2, etc. All structures in each neighborhood were completed prior to beginning the prototypes for the next neighborhood were completed.	Based on the information provided, it appears it would be considered one design build housing project.

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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5			I am going through all of the new information included with Amendment 0001. The "Attachment No. 1 - Final Foundation Analysis, XXXX, Colorado" has me a little confused. This appears to be for a commercial project. Does this information replace the Foundation Analysis for the 84 housing units?	Yes. You are correct. Attachment No. 1 - Final Foundation Analysis, XXXX, Colorado" replaces the previous one.
6		Sect L, Para 1.1.2.	Paragraph 1.1.2 in Section L indicates that all members of a teaming entity shall be distinctive. This paragraph also states that a Joint Venture is an entity onto itself. As such, it appears it would be acceptable for a firm to participate on one team as a subcontractor and on another as a member of a Joint Venture. Is this a valid interpretation of the RFP?	Your interpretation is correct.
7			<p>We believe this is still in error and should be further corrected to read: "... within the interior faces of exterior walls and partywalls of living units with the following areas of exclusion: ..." This would be consistent with, and use the same definition as in the referenced AFFHG Figure 4.1.</p> <p>If left as is, the measurement to the outside faces would actually be a gross square foot measurement and would add approximately 50 or more SF to an already "tight" design.</p> <p>Please amend the language in the paragraph to agree with the revised title, and intention to use net area, not gross area.</p>	The Sample SOW will be amended to reflect interior faces of exterior- and party walls.

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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8		Sect L, Para 2.4.6.5.	Section 2.4.6.5 of section L requests original manufacturer's literature (catalog cuts) for various elements of the product. Are printed product descriptions from manufacturer's websites acceptable as original literature or must we submit only printed copies from the manufacturer?	Web obtained literature/prices is acceptable provided text and format of the literature is complete and readable (i.e. text should not be truncated on the right side of a sheet of paper). Please indicate discrepancies between web-only prices/specials vs. regular contractors' incurred costs.
9			Just wanted to ensure you included the <i>[our company]</i> comment regarding the concern that the drawings of the duplexes will convert to 1/8" = 1 foot when they reduce to fit the 17" X 22" sheets	The Governments that the scale of a drawing on 30 x 42 inch sheet will be different when outputted on a 17 x 22 inch sheet. A graphical scale shall be provided on each sheet to account for changes in scale.
10		Sect L, Para 1.2.4.	<p>Section L, para 1.2.4 directs offerors to "bind each Volume separately within a single, loose-leaf 3-ring binder."</p> <p>Section L, para 2.4.6.2 specifies the drawings that are required to evaluate Section L, para 3.1.2, Design Concepts Inclusive of Technical Solutions. Required drawings include Typical Unit Layout, Composite Floor Plan, Exterior Elevations, Interior Elevations, Roofing Plan and Building Sections. In addition, offerors are required to submit a Colored Sketch (Section L.2.4.6.6) and Colored Boards (Section L.2.4.6.7).</p> <p>Please confirm that AFCEE requires offerors to bind the drawings, colored sketch and colored boards into 3-ring, loose- leaf binders. If not, please provide guidance on how AFCEE would like those materials incorporated into our proposal.</p>	Drawings, color boards, and color sketch shall not be included in a 3 ring binder. Drawings shall be submitted in accordance with Section L, Para 2.4.6 of the RFP. A color board shall be submitted with "sufficient clarity" (Section L, Para 2.4.6.7). A colored sketch shall be submitted in accordance with Section L, Para 2.4.6.6.

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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11		Sect L, Attachment L-2	Attachment L-2, Paragraph 1.0, The third sentence in this paragraph indicates that: "Unless otherwise approved by the CO in writing, the design of architectural, structural, electrical, civil or other engineering features of the work specified in individual Task Orders shall be accomplished, reviewed, and approved by registered architects or engineers." (emphasis added). A literal interpretation of this requirement would mean that all members of design teams would have to be registered architects or engineers. It is almost universal industry practice to have a registered architect or engineer in responsible charge of design features for each discipline, but much of the work is normally accomplished by young engineers and technicians working under the leadership of the registered individual. A requirement that all work must be "accomplished" by registered architects and engineers would substantially increase the cost of designs to the government. We suggest that the word "accomplished" be changed to "accomplished under the direction of".	The RFP will be amended to incorporate the suggested language.
12			Please refer to checked areas in attachment. 12.8.5 STRUCTURAL FRAMING - Wood may be any grade and species listed in the Uniform Building Code which satisfy the structural requirements of the project. Engineered lumber complies with the UBC. One could argue all wood has been previously graded and of a particular species prior to being engineered lumber. Nevertheless the UBC allows for engineered lumber.	This RFP understands "engineered lumber" per the UBC (and known as "wood structural panel"), to include OSB, wood "I" joists and laminated veneer lumber. While there may be room for interpretation, these are the only products we consider to be "engineered lumber". Per our previous response, no "engineered lumber" may be used in the design. Para 11.5.5.1.1 excludes use of particle board as an underlayment. Para 12.8.9 does allow for the use of pre-engineered roof and floor trusses and the use of wood/steel open web trusses.
13			Is there any chance that this project will be postponed?	No

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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14			Amendment 2 to the RFP, para 5.2.1.1 states "the floor area consists of all interior spaces (finished and unfinished) within the exterior faces of exterior walls and centerline of party walls.....". Attachment L-1 to the RFP, Para 1 states "INTERIOR AREA (area within inside finishes of exterior walls). AFFHG Figure 4.1 states "Net Floor Area: The space within the interior faces of exterior walls and party walls of living units...." Is it compliant to measure Net Floor Area from interior faces of exterior walls and party walls of living units, as stipulated in the standards in the AFFHG and required in Attachment L-1 of the RFP?	The Sample SOW will be amended to reflect interior faces of exterior and party walls.
15			AFFHG Figure 4.1, note b states "the net floor area prescribed above may be increased in any case by 5% if the Secretary of the Air Force determines that the increase is in the best interest of the government (1) to permit award of a turnkey construction contract to the contractor offering the most satisfaction". Answer to Question 12 from the Per-Proposal conference states "Note b to Figure 4.1 of the AFFHG will apply". Has the Secretary of the Air Force determined that the increase is in the best interest of the government and that adding 5% to the Maximum Net SF sizes in the Sample SOW, Table 5.2.1 is allowable and in compliant with the RFP?	For the purposes of this sample task, the "Maximum Net Floor Area" shall be used. Note b to Figure 4.1 of the AFFHG will apply. The Secretary of the Air Force has determined that the increase is in the best of the Government. However, The proposer shall demonstrate that there is a tangible benefit for the increased net floor area (e.g. building larger floor plans for the same price as a smaller unit that meets the size limitations.

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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16			<p>Section L, para 2.4.6.4 requires offerors to provide Outline Specifications, which are to be included in Mission Capability, Volume II.</p> <p>Section L, para 1.2.2, Table 1.2.2, restricts the page count for Volume II to 70 pages. We have compiled our outline specifications, which totals approximately 100 pages.</p> <p>Section L, para 2.4.6 excludes many elements of the technical proposal from the page count limitations shown on Table 1.2.2, however, not the outline specifications. May offerors exclude the outline specifications from the page count? If not, we believe it will be impossible for offerors to meet simultaneously the requirements of Section L, para 2.4.6.4 and the page restrictions in Table 1.2.2.</p>	<p>Offerors may not exclude the outline specifications from the page count. Please note that supporting manufacturer's data is excluded from the Vol II page count. See Section L, Para 2.4.6.</p>
17			<p>Volume III, Section L, para 4.0, requires offerors to submit past performance information, including Past Performance Documents (Attachment L-5). In addition Section L, para 4.4 requires offerors to "submit information in accordance with Section L, paragraph 3.1.1.2." It appears that the information in Attachment L-5 essentially repeats information required in Section L, para 3.1.1.2, including an explanation of why the Attachment L-5 project is relevant to DBP03. In order to be responsive to AFCEE's requirements in Section 4.4, must offerors repeat the information presented in Section L, para 3.1.1.2, or would it be sufficient to essentially address the requirements of 3.1.1.2 in the Attachment L-5 documents?</p>	<p>Yes. The RFP language will remain as written. Attachment L-5 and Para 3.1.1.1.2 information shall be submitted as stated in the RFP.</p>

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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18			Can you please clarify the requirements for JV and Mentor-Protégé agreements for this solicitation. Do you require that a M-P agreement be approved by the SBA prior to the solicitation submittal due date or can the agreement be submitted to the SBA and pending approval at submission time? Other solicitations we have partnered on haven't required agreements to be approved before submittal.	If offering as a SBA JV entity, under the SBA Mentor-Protege Program, the Mentor-Protégé agreement must be signed and approved prior to submission of offeror as a JV entity. The JV agreement may be submitted and pending approval during proposal submission, but the JV agreement must be approved prior to contract award.
19			The AFCESA link below is the current "Design Guide for MFH: Energy Efficient Revitalization and New Construction". The Point System Work Sheet previously required for new construction projects has been deleted from this document. Do you have a required standard format or energy worksheet similar to the one included for gross floor area calculations? http://www.ccb.org/pdf/08/08/004/MILFAM.PDF	There is no standard worksheet.
20			Are the net sf exclusions listed under the revised sow section 5.2.1.1 the ONLY allowable exclusions from net sf, or may we, as outlined in figure 4.1 of the affhg, also exclude utility room, laundry room, interior bulk storage, washer/dryer, furnace/boiler/heater, stairway and landing, under stair, and unfinished attic sf from the total net sf figure?	All exclusions listed in Figure 4.1 of the AFFHG are acceptable.

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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21		Sect L, Para 4.2.	<p>4.2 Past Performance Information: Does the government mean "50% complete" vice "50% construction complete"? To assert the latter, would potentially exclude for the purposes of assessing past performance of a firm, any projects that were not specifically construction related. For instance, completion of a community development master plan is highly relevant to the requirements of this solicitation. Whether constructed or not, the effort should qualify as valid past performance project. Similarly, a working drawing design package for a military housing estate that is 100% complete, but construction is less than 50% complete, would still be a highly relevant project for the architect that performed the design, correct?</p>	The RFP will be amended to read "...50% contract complete."

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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22		Sect L, Attachment L-6	Given the global nature of this procurement, international customers will be asked to complete L-6s for reference projects. These L-6s may be completed in a foreign language. How would AFCEE like to approach this?	See RFP Clause 252.225-7041
23		Sect L, Attachment L-6	If a contractor is submitting on the full and open and the 8A and uses the same past performance project for each submittal, can a single L-6 be sent to a customer POC and simply reference both the full and open and 8A teams? Would like to minimize the customer reference's level of effort in responding once instead of twice for the same project.	A single L-6 can be sent to a customer point of contact provided it references both solicitations and each team.
24		Sect L, Para 5.4.	<p>5.4 Fully Burdened Direct Labor Rates</p> <p>"The prime contractor and each entity's rates shall be provided in the Excel spreadsheet format provided in RFP Section J, Attachment 4."</p> <p>Question: If a 1st tier teaming partner's role is solely construction, do they need to submit labor rates? Will failure to submit labor rates for those teaming partners disqualify them as first-tier subcontractors?</p>	Rates are not required unless they match the requested categories in the RFP, Section J, Attachment 4.

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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25			<p>I am a vice president [of a] Surety. -I have two contractor clients interested in the captioned RFP. It may be too late at this point to get any sort of clarification but I thought I might try. Page 21 of 35 (Section H) of the solicitation doc's, third paragraph from the bottom of the page, reads "The maximum order amount the Government may order under any contract is the Program Ceiling amount of \$2,100,000,000; the minimum is \$10,000." I have to assume that it is not the Government's intent to actually issue a 2.1 billion dollar task order. It would not seem a very economical procurement procedure and such a task order would be unbondable. My two clients received verbal clarifications from the Air Force that the task orders were expected to fall mainly in the five million to forty million dollar range. I was hoping it might be possible to clarify the intent of the Air Force on this point. If not, due to the relatively short time before the RFP's are due, I certainly understand. Thank you for your consideration.</p>	The RFP will be amended to reflect the new maximum order amount. The new maximum order amount for the F&O Solicitation is \$80M and \$30M for the 8(a) solicitation.

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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26		Sect L, Para 2.4.6.	Offerors shall limit the page length of the Volume as stipulated in Table 1.2.2. The drawings, list of deviations and exceptions, table of contents, cover letter, glossary of terms, color sketch, color boards, product manufacturer's literature, and energy calculation sheets exceeding established minimums will be excluded from the page count shown in Table 1.2.2. Para L-3.1.3.3, Small Business and Small Disadvantaged Business Utilization, states: Large business offerors shall submit a Subcontracting Plan as a part of Volume II. Para L-3.1.3.4 states: Small business offerors (as defined in FAR Part 19, as supplemented) are not required to submit a Subcontracting Plan. As we interpret these requirements, the large business subcontracting plan is NOT excluded from the counted pages in Volume. A subcontracting plan that complies with FAR Part 19 with the requested addenda runs between 15 and 20 pages and significantly impact our ability to fully demonstrate our technical qualifications, our sample problem design concepts with supporting outline specifications and our ma	The subcontracting plan will be excluded from the Vol II page count. The Full and Open RFP will be amended to reflect this. This does not apply to the 8(a) Set-Aside solicitation.
26 (continued)			Can the subcontracting plan be excluded from the 70 page limitation for Volume II OR relocated to Volume 1, Contract Documentation?	

**Design Build Plus 03
Request For Proposal
Questions and Answers**

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27			Per the website's direction as follows: "As a reminder for those interested in proposing as a Mentor-Protégé: There are many federal mentor-protégé programs, i.e., Department of Defense and EPA. The DBP03 team is interested in only SBA - MP program agreements." <i>[Our Company]</i> , which is 8(a) certified, is too large to qualify under the mentor-protégé agreement in that the company is in excess of the half of the size standard for its primary NAICS code and it is in the transitional stage of the program. Does AFCEE have any concerns about an SBA approved joint venture in lieu of the referenced mentor-protégé relationship?	The JV agreement is an option of the 8(a) firm. The benefit to SBA-MP/JV is that the 8(a) firm can bring in a large prime as his partner w/o penalty of affiliation. An 8(a) firm can also propose as a prime/subcontractor relationship as a business decision.
28		Sect L, Para 3.1.3.6	L-16 Para 3.1.3.6 Financial Capability (Prime and first-tier) We have no JV-members in our "entity" and thus our Teaming Partners (A&Es & some Commercial Builders) will be subcontractors to X Company. Also, X Company would provide the "bonding". Question: Do we need to submit Financial data on our A&Es & Commercial Builders ?	The information required under 3.1.3.6 is required to be submitted with your proposal only for the prime. Please note: Pre award surveys may be requested on all critical teaming members which will include financial capability.
29	F&O	Sample SOW, Ch1, Para 14.0.	Section 14.0 Equipment, lists several pieces of equipment that is intended to be contractor furnished and contractor installed including: garbage disposers, dishwashers, water heaters, refrigerators, and ranges. The AFFHG indicates that the items listed above plus microwave ovens, clothes washers, and clothes dryers are to be provided. Are we only to provide the equipment listed in section 14.0?	In addition to the items listed in Paragraph 14.0, built-in microwave ovens shall be provided. Additional Information since the last posted Question and Answers: The Sample Task SOW will be amended to include microwave ovens.